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## **Redevelopment Board Minutes 07/10/2006**

Arlington Redevelopment Board  
Minutes of July 10, 2006

Members Present: Christopher Loreti  
Roland Chaput  
Andrew West  
Bruce Fitzsimmons  
Ed Tsoi arrived at 7:30PM

Also Present: Kevin J. O'Brien  
David Berry  
Laura Wiener  
Joey Glushko attended for 30 minutes.

Roland Chaput called the meeting to order at 7:00 and announced that the public hearing scheduled for this time will be continued to 7:30 in order to allow time for Ed Tsoi to arrive. In the interim he took up some short items from late in the agenda.

Chris Loreti moved and Andrew west seconded a motion to accept the minutes of the June 19, 2006 meeting with one minor change.

The Board next discussed a proposal by Stop & Shop to add a sign saying "PHARMACY" to the front of their store at 905 Massachusetts Avenue. Kevin O'Brien explained that the sign conformed to the bylaw, it was not a special permit sign and that he merely wanted the Board's opinion before reviewing the sign permit application. The Board indicated that it didn't want to see more signs on the building and that they might like to see the pharmacy sign on the lower band (below the roof shingles).

The Board briefly discussed the proposal to place two handicapped parking spaces at the Crosby School building. The Board asked for a more definitive plan and some cost information.

Ed Tsoi arrived at 7:30 and assumed the chair and opened the public hearing on a proposal to construct a retail building at 1406 Massachusetts Avenue. Len Bierbrier the developer and architect David Chielinski presented the project. The plan presented was different from the plan in the application because it contained improvements to respond to concerns raised by the Planning Director. Two neighbors, Jeff DiGregario and Tom Langdon offered comments.

After some discussion it was suggested by Kevin O'Brien that the proposed plan required amendments to the special permit for the 1398 Massachusetts Ave. site which Len Bierbrier also owns. He suggested that the project be re-advertised as a project that would amend the special permit for 1398 Mass. Ave. and seek a new special permit for the 1406 site. Roland Chaput then moved and Chris Loreti seconded a motion to allow Len Bierbrier to withdraw his current application without prejudice. The Board voted 5 to 0 in favor.

At 9:00, Ed Tsoi asked Rick Gallagher to present his requests regarding the new Armstrong Ambulance building at 87 Mystic St. Rick Gallagher showed the type of opaque panel they wanted to use in the bottom part of the windows. The Board was noncommittal about the panel shown and asked them to consider spandrel glass and a color that would damp down the number of colors on the building. The Board asked that they choose another and mock it up at the site so the Board can view it. Mr. Gallagher then asked about removing the requirement to put sight and sound barriers around the HVAC because, now that the building was built they can see that the HVAC will not be seen from the ground. The Board indicated that they did not have to put up the barrier, but may be required to do so in the future if the noise proved to be too loud.

At 9:20 the Symmes Neighborhood Advisory Committee (SNAC) joined the meeting and reported that they had just reaffirmed that they wished Paul Morrison to be the Chair. Roland Chaput moved that the ARB affirm the SNAC's choice of chairman. Andrew West seconded the motion and the Board voted 5 to 0 in favor.

Ed Tsoi then called on Jake Upton from Symmes Redevelopment Associates to present the proposal for a sign for the Symmes project. Jake asked for approval of the 100% stage plans for the sign. A representative of Burke Design described the sign. A number of neighbors and the SNAC commented that the sign seemed to be too big. Ed Tsoi indicated that he thought the sign was handsome and needed to be a certain size, but perhaps it could be reduced 10 or 15%. Jake Upton suggested that they approve the sign reduced in size 15 to 20% and let them decide in that range. Andrew West moved that the 100% stage plans for the sign be approved as presented but reduced in size by 15% to 20%. Roland Chaput seconded the motion and the Board voted 5 to 0 to approve the motion.

The Board then went on to discuss the plans for the rest of the residential project which are at the 50% stage. The Board gave extensive feedback on the facade treatment and other details of the design. Roland Chaput then moved that the Board approve the plans at the 50% stage with the exception of the plans for the Townhome E's which have not yet been submitted to the Board. Andrew West seconded the motion and the Board voted 5 to 0 in favor.

The meeting adjourned at approximately 10:30.

Respectfully submitted,  
Kevin J. O'Brien